

BILLS INCLUSIVE TENANCIES: FURTHER DETAILS

In your tenancy agreement, you'll find a clause similar to this:

During the term, we will pay all the property taxes, and utility and service bills which are set out in Schedule A at the end of this agreement. However we will be entitled to ask you to pay an extra sum if the money paid by us for these bills in respect of the property exceeds the bills allowance. If this happens we must ask you in writing for the extra payment. You will be entitled to see the relevant utility or other bills concerned to check that the amount we are asking is fair, before you pay the money, but you must ask us for this in writing.

This document is intended to provide some further details about this item.

If you're on a bills-inclusive tenancy, a set proportion of your rent is set aside to pay the bills, typically around £10/week (check in your tenancy agreement to be sure). We would normally expect this figure to cover the bills in your house – it's calculated based on average energy, water and data prices and usage.

However, if we have a particularly cold winter (or leave the windows open and the heating on over Christmas...) the cost of the bills may exceed the contributions you make. Note that so far (as of November 2015), we've never actually had to do this.

During the year, we'll keep track of your energy usage and if it looks like the house is likely overspend, we'll let you know as soon as we can. We hope that this will avoid any nasty shocks at the end of the tenancy.

If we do have to ask for extra money, we'll produce all the original bills for your inspection.

Note that you're only liable for a proportion of the bills in your house. For example, in a 4-bed house, you'll only be expected to pay ¼ of any excess charge applied.

If you'd like advice on saving energy, please go to www.energysavingtrust.org.uk.